

**Meadowbrook Farm / Clarkson Estates Subdivision
Board of Trustees HOA Meeting Minutes
Thursday, January 22, 2026
Chesterfield City Hall Room 102/103**

Call Meeting to Order

The meeting was called to order at 7:01pm. Board members were present: Lisa Monachella (Secretary), Mark Ivancic (Treasurer) and President Carol Fine. All board members present introduced themselves. Lane Koch, city council member, introduced herself. Reminded the room the Board reviews and agrees upon the minutes before the next meeting so we can have them posted before the next meeting. Copies were still available at the meeting and homeowners were asked if anyone had questions or concerns about them. No one objected and no edits were requested.

City Council Person Report

Lane provided some background on herself. She lives in Baxter Ridge with three kids. She is a full time consultant for a private firm. Her experience in public service has been 20 years. She stressed she wants to be our advocate. Lane reiterated the “report a concern” feature on the city website and how seriously the reports are taken.

With regards to the mall, the grading is now complete and the infrastructure will begin. Roads will be going in and at the same time staking out parks. Townhomes are going in on the parkway by the library. The pool will be open one more year. The survey results show residents do want an aquatic center. This Fourth of July will be the 250th anniversary so the city is planning to have more at the event. New light banners and a drone show. They are planning to draw all ages.

The e-bike conversation has occurred through the Public Health and Safety committee. The trouble they confront is so many categories, how do you fairly regulate. Then, if there is a regulation, it needs to be related by the police.

Questions arose on how the development will affect the traffic. Lane stated the developer is not allowed to make traffic worse so there are plans to widen Clarkson from Baxter to the highway. They are also looking at walking bridges and connecting all trail paths.

Guest Speaker - Police Sargent

Lane coordinated for us someone to come provide more information on the ebike issue. Since we would not want the Sargent to take direct questions outside of the meeting, we will be keeping his name from the notes.

It comes down to how the bike is propelled. If the bike has a self-propelled aspect, it is allowed in the streets and proper road rules are required to be followed. If the bike is propelled solely on electricity, it is not allowed on streets nor is it allowed on sidewalks.

The Sargent did state to not hesitate to call city hall when you see people, especially kids violating this rule. He stressed “do not approach someone else's kids.” When you call, try to provide as much information as possible about what the person/kid is wearing, what the e-bike looks like, etc. It might take a few calls but when it can be determined where the person/kids lives, the police can address it with the appropriate people.

Financial Report

Mark reviewed the financial statements provided at the meeting. He discussed the few hiccups that have occurred with CVTO trying to transfer treasurer responsibilities from John to him. The audience was reminded that financial statements are available from CVTO through the resident portal. At any time a resident can log on to read these statements. The 2026 annual assessment was discussed. The board will be trying signs to be posted in March as reminders in hopes more assessments will come in by the due date.

Indenture Restatement Update

After the November meeting with residents, the lawyers went back to the documents and highlighted/categories the information into required, strongly recommended and may or may not need at the request of a resident. The information was just provided to the Board. The Board will go through the documents again, making possible adjustments based on feedback from the November meeting. Once this is complete, the Indenture Committee will reconvene to review the new documents and provide feedback. Then we will host another meeting with all the residents. It was advertised if anyone was interested in joining the indenture committee to just email the trustees.

Miscellaneous

Carol informed the audience of the updated trash can ordinance. Cans are now allowed to be at the corner from 5pm the day before pick up to 9am the day after pick up. When it comes to corner houses, trash cans can not be visible from the street the house is addressed on. For example, if you live at the corner of Golden Rain and Country Ridge and your address is on Country Ridge, the trash cans cannot be visible from Country Ridge.

We discussed the recent street replacement. Many owners had complaints about the mess left behind. Residents did say our streets are much better than Ballwin and Manchester.

The Board apologized for the late leaf removal at the entrances and in parks. A test of filling a depression/sink hole in common ground was done with the help of a resident. The resident was thanked for the efforts which saved the subdivision money on labor but it was stated the labor was more than expected. Seven bags of rock were needed.

Bow hunting for deer ended on Jan 15th. No one in MFCE participated but we did have a neighboring subdivision participate that backed up to our common ground. One deer was taken at Baxter and Isleview.

Homeowners' form

As encouraged, owners ask questions through the meeting.

The meeting adjourned at 8:47pm.